



City of Duluth

Crime-Free Multi Housing Program

Landlord Notification and Frequently Asked Questions

Mission

"It is the mission of the Crime Free Multi-Housing Program to assure that rental housing in the City of Duluth is decent, safe and sanitary and is so operated and maintained as not to become a nuisance to the neighborhood or to become an influence that fosters blight and deterioration or creates a disincentive to reinvest in the enterprise.

Property owners are responsible to take such reasonable steps as are necessary to assure the citizens of the city who occupy such units may pursue the quiet enjoyment of the normal activities of life in surroundings that are: Safe, secure and sanitary; free from crimes and criminal activity, nuisances or annoyances."

The Landlord Notification Program has been created to assist property owners and managers in accomplishing the above mission.

I. The CFMH Ordinance:

Where can I find the City of Duluth CFMH Ordinance (City Ordinance 29A Article 4)

- The CFMH Ordinance can be found on the City of Duluth Website at:
<http://www.duluthmn.gov/clerk/legcode.cfm>

What are the key points in the CFMH Ordinance?

- Landlords are responsible for their properties
- Landlords are required to conduct background checks on all adult prospective tenants
- Landlords must utilize the Crime Free/Drug Free Lease Addendum when renting or renewing a lease
- Landlords are expected to work with their tenants to correct nuisance behavior that is in violation of the CFMH Ordinance
- Calls to 911 for legitimate emergencies are not considered a violation of the CFMH Ordinance
- Failure to abide by the CFMH Ordinance may result in suspension or loss of a rental license.

II. The CFMH Program:

What is the CFMH Program?

- A nation-wide program designed to make multi-family dwellings safe and desirable places to live. CFMH is pro-property manager, pro-resident, and anti-crime.
- The following Minnesota cities have a CFMH Program: Duluth, Rochester, St. Cloud, Bloomington, St. Louis Park, Coon Rapids, Meadow Creek, Maple Grove, Sauk Rapids, Mankato, Waseca, Buffalo, as well as Hennipen and Ramsey Counties and others.

What are the benefits of the CFMH Program?

- Landlord/Management Training
- Reduction in crime at rental addresses
- Community/Police partnership
- Better landlord/community relations

Where can I find out about upcoming training on CFMH?

- Information on CFMH training can be found on the City of Duluth website, in the Police Department link at <http://www.duluthmn.gov/police>
- Information can also be found under the Neighborhood Housing Services website at:
<http://www.nhsduluth.org/>

How do I get certified in CFMH?

There are three phases to certification

- Landlord/management training
- Security assessment of rental property (CPTED)
- Resident safety/Crime Watch
- Future CFMH training will be posted on the Police Department website under CFMH
- CFMH Certification is strongly suggested, but is not required to obtain a City Rental License.

What are some other resources available to me in the area of CFMH?

- Landlords/property managers that attend the various CFMH training sessions will be provided with many additional resources locations available to them.

What is expected of me as a landlord/property manager?

- Abide by the CFMH Ordinance
- Be a responsible, involved landlord/property manager
- Work with the police department to reduce nuisance incidents at your property
- Manage a safe, secure, sanitary, crime-free property (see mission statement above)